

MINUTES of AUGUST 26, 2014 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:00 pm by Chair Garofalo

Roll Call: Members present: Harry Smith, Tony Garofalo, Carol Browne, Ron Remington and Paul Shamblin, Zoning Office. Fred Lewis was excused absent.

The Pledge of Allegiance was recited.

Minutes: Ron Remington made a motion supported by Harry Smith to approve minutes of the July 22, 2014 Planning Commission Meeting. Motion passed.

Approval of the Agenda: Harry Smith made a motion supported by Ron Remington to approve the Agenda of the August 26, 2014 Planning Commission Meeting. Motion passed.

Old Business:

A. Review of Composting Site Plan

Chair Garofalo asked Mr. Morgan to explain why there was a second party listed as owner of the property and buildings. Mr. Morgan explained that his company needed a second investor to assure full financial funding for the composting business. Both parties were in attendance and assured the Commission that Morgan would be the operator of the business and responsible for compliance with the township ordinance contract that will be written between the company and the township.

Zoning Officer, Paul Shamblin inquired about how run off (ground water) would be monitored. Other discussion centered on clarification of business hours, maximum length of time product would be kept on site and details of fire protection.

Mr. Morgan was asked to submit a revised site plan in September responding to the issues raised. Chair Garofalo asked the status of obtaining ownership of the land. Mr. Morgan reported the sale was in progress. He hoped it would be completed in 30 days or less.

New Business:

A. Request from Mr. Farley of 2048 36th St.

Mr. Farley owns 23.8 acres in Valley Township. His acreage is zoned R1. He would like to raise a small number of cattle, goat and chickens as well as vegetables to feed his family for health reasons. His property is partially wooded. The animals would be towards the rear of the property surrounded by trees. He plans to clear out part of the trees to create additional pasture for animals but plans to leave a natural barrier around the edges of his property. He would also like to put in a pond.

Chair Garofalo asked Mr. Farley to submit a written description of what he would like to do with his property now and in the future to be reviewed at the next Commission meeting.

Zoning Administrator Report:

Several issues have been addressed regarding the noxious weed ordinance. It would be helpful if some ordinances could be made clearer and more specific.

Open Discussion of Non-Agenda Items:

Mr. Veldhoff has submitted a rezoning request to change his property parcel 22-007-008-00 from Ri to agricultural. His land is adjacent to the parcel that was recently rezoned for possible use as a composting facility.

Adjournment:

Harry Smith made a motion supported by Ron Remington to adjourn the meeting. Meeting adjourned at 8:47 p.m.

Respectfully submitted

Carol S. Browne, Secretary